

PLANNING COMMITTEE

Minutes of the Meeting held on 26 July 2012 at 4.30 pm

Present:

Councillor A F Knight	Chairman
Councillor I Melhuish	Vice Chairman
Councillor G S Dowding	Councillor A P Hadley
Councillor E May	Councillor K M Mills
Councillor C Morgan	Councillor S J Pugsley
Councillor D D Ross	Councillor L W Smith
Councillor M A Smith	Councillor A H Trollope-Bellew

Officers in Attendance:

Planning Manager - Andrew Goodchild
Deputy Planning Manager - Ken Taylor
Committee Administrator - Linda Bulpin
Legal Advisor – Roy Pinney - Mendip D C

P122 Apologies for Absence

Apologies for absence were received from Councillor A M Chick, Councillor B Heywood, Councillor K H Turner

P123 Minutes

RESOLVED that the Minutes of the Planning Committee Meeting held on 28 June 2012 - circulated with the Agenda be confirmed as a correct record following the amendment in the Declaration of Lobbying for 3/10/12/003 of the spelling of 'parellel' to 'parallel'. This amendment was proposed by Councillor E May and seconded by Councillor D D Ross and all present voted in favour.

P124 Declarations of Lobbying

Name	Min No	Ref No	Application	Persons Lobbying
All Councillors		3/01/12/003	Land at Trendle Lane, Bicknoller	Objectors

P125 Declarations of Interest

Name	Min No	Ref No.	Personal or Prejudicial	Action Taken
Cllr A H Trollope-Bellew		3/01/12/003	Personal – Chair of Quantock Hills AONB	Spoke (and voted)
Cllr C Morgan		3/01/12/003	WSC representative on Quantock Hills AONB	Spoke (and voted)
Cllr E May		3/01/12/003	Personal – working in area	Spoke (and voted)
Cllr G S Dowding		3/01/12/003	Personal & prejudicial – Ward Member and live in area	Spoke then left the Chamber
Cllr I Melhuish		3/01/12/003	Personal – lobbied	Spoke (and voted)
Cllr M Smith		3/01/12/003	Personal – link with community freecycle	Did not speak or vote
Cllr L W Smith		3/01/12/003	Personal - lobbied	Spoke (and voted)

P126 Public Participation

Min No.	Reference No.	Application	Name	Position	Stance
127	3/01/12/003	Land at Trendle Lane, Bicknoller	Mr Richard Hill	Local Resident	Objecting
127	3/01/12/003	Land at Trendle Lane, Bicknoller	Mrs Marian Greswell	Local Resident	Objecting
127	3/01/12/003	Land at Trendle Lane, Bicknoller	Mr Julian Anderson	Local Resident	Objecting
127	3/01/12/003	Land at Trendle Lane, Bicknoller	Mrs D Lillie	Local Resident	Supporting
127	3/01/12/003	Land at Trendle Lane, Bicknoller	Mrs K Collier	Applicant	Supporting
127	3/30/12/005	Hendover Farm, Skilgate	Mr G Hughes	Parish Council	Supporting
127	3/37/12/032	East Wharf, Watchet	Ms Naomi Griffiths	Applicant	Supporting

P127 Town and Country Planning Act 1990 and Other Matters

Report of the Planning Team dated 18 July 2012 (circulated with the Agenda).

The Committee considered the reports, prepared by the Planning Team, relating to plans deposited in accordance with the planning legislation and, where appropriate, Members were advised of correspondence received and subsequent amendments since the agenda had been prepared.

(Copies of all letters reported may be inspected in the planning application files that constitute part of the background papers for each item).

RESOLVED that the recommendations contained in Section 1 of the Report be approved (in so far as they relate to the above), including, where appropriate, the conditions imposed and the reasons for refusal, subject to any amendments detailed below:

Reference Location, Proposal and Decision

3/01/12/003 Land at Trendle Lane, Bicknoller, Taunton, TA4 4EG
Erection of Storage Barn, Re-Siting of Field Shelter and Change of Use of Land for Grazing for Horses (Resubmission of 3/01/11/015)

RESOLVED that Planning Permission be REFUSED contrary to officer recommendation.

Reason for Refusal

Substandard access
Impact on amenity
Lack of economic benefit associated with the proposal
Detrimental affect on AONB

Committee's Consideration:

Possible highway safety implications
Scale of development and impact on area and AONB
Lack of employment/economic benefit

3/01/12/009 Quantock Moor Farm, Bicknoller, TA4 4ER
Change of Use of Lean To for New Cattery Plus Temporary Siting of Mobile Home for a 3 Year Period

APPLICATION WITHDRAWN PRIOR TO GOING TO COMMITTEE

3/30/12/005 Hendover Farm, Skilgate, Taunton, TA4 2DQ

Proposed Agricultural Workers Dwelling (Resubmission of 3/30/11/005)

AGREED that planning permission be GRANTED, conditions as in Planning Report and Late Correspondence.

Committee's Consideration:

Demonstration of need
Size of dwelling
Use of land

3/37/12/032 East Wharf, Watchet

Temporary Siting of Four Shipping Containers to be Used for Studios, Storage and Creative Space (Gallery, Workshops, Training Space, etc.) for up to 3 Years

AGREED that Planning Permission be GRANTED, conditions as in the Planning Report.

Committee's Consideration:

Use of commercial area
Maintenance issues

P128 Exmoor National Park Matters

As there had not been a meeting of the Exmoor National Park Planning Committee since the last West Somerset Council Planning Committee meeting in June there was nothing to report.

P129 Delegated Decision List

The Planning Manager answered any questions arising from the report.

P130 Appeals Decided

Appellant	Site and Proposal	Decision
Mr I Evans	2 Church Farm Cottages, Church Road, Minehead Demolition of existing shed/store building and Rebuilding to form garden room and store, and Forming doorway from sitting room to new garden room	Dismissed 17/07/2012

P131 Highway Authority Issue

The Planning Manager reported that he had received a response from the Highway Authority in relation to his letter sent following the June Committee. A meeting would be arranged between the Planning Manager and Economic and Community Infrastructure Operations Director at the County Council to discuss the matters raised by Members during the June Committee meeting.

P132 Application 3/32/11/043 – Steart Peninsula

A site visit would be held in on 22 August 2012 in relation to application 3/32/11/043 on the Steart Peninsula for the creation of a range of dynamic intertidal habitats through managed realignment involving removal of part of the existing seawall & the construction of new embankments & drainage channels to form new habitats including mudflats, salt marshes & saline lagoons, transitional marsh, grazing marsh, ponds, raised islands & hedgerows. The construction of a single storey hide including education facility, footpaths & multi-user track (including bridleway), car park & visitor facilities & new vehicular access. Construction compound adjacent to Marsh Farm.

The meeting closed at 6.42 pm